

Village of Barrington
Architectural Review Commission
Minutes Summary

Date: October 13, 2005

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: John Julian III, Chairperson
Joe Coath, Vice Chairman
Karen Plummer, Commissioner
Stephen Petersen, Commissioner
Marty O'Donnell, Commissioner
Mimi Troy, Commissioner

Staff Members: Jim Wallace, Director

Call to Order

Mr. Julian called the meeting to order at 7:04 p.m. The Roll Call noted the following: John Julian III, present; Joseph Coath, present; Stephen Petersen, present; Karen Plummer, present; Marty O'Donnell, present; Mimi Troy, present; Lisa McCauley, absent. There being a quorum, the meeting proceeded.

Old Business

ARC 05-15 Marcan Residence, 516 South Grove Avenue (Public Hearing - Historic)
Petitioner: Ken Marcan, Owner

Mr. Julian swore in the petitioner, and asked for the staff report.

Staff reviewed the September 8, 2005 meeting, the petitioner's response and staff's recommendation.

The ARC reviewed the materials and provided the following direction:

- Existing window casings should be preserved if possible
- For the front porch columns, use square tapered columns, 10" wide at the top and 12" wide at the bottom
- For new window casings on the addition, do not "picture frame" the bottom of the window; use a sill only, to match the existing trim method
- Do not remove and replace the existing upper front awning window; use a custom window on the other side, to match it
- Use a bed molding at the intersection of the frieze and soffit
- Use crown on the fascia (both the horizontal and rake situations)
- Some of the bead board on the porch ceiling has been removed and destroyed without authorization. Save all porch ceiling bead board that has not already been destroyed, and upon completion of porch ceiling repairs, re-use it and add new only to replace that which has already been removed.
- Use clear smooth cedar lap siding with a 4-inch reveal, on both house and garage.

Ms. Troy asked the petitioner to clarify some conflicts in the drawings presented to the ARC review, and the petitioner was unable to do so.

Ms. Plummer noted that the ARC has repeatedly asked the petitioner to provide accurate professional drawings for review, and the petitioner has repeatedly failed to do so. The drawings presented for tonight's review continue to be inaccurate and to conflict with each other, and the petitioner continues to make statements such as "these drawings are not to scale", making it impossible for the ARC to determine what is actually intended to be built by the petitioner.

Ms. Plummer moved to continue the Public Hearing to the next ARC meeting on October 27, 2005 at 7:00 p.m. in the Village Hall Board room, at which time, the petitioner is to present accurate drawings that are to scale and do not conflict with each other, to bring material samples, and incorporate the ARC's comments into the revised submittal.

Mr. Coath seconded the motion.

During discussion of the motion, it was noted that no consensus had been arrived at regarding the use of crown at the tops of the windows and that the petitioner is advised to bring his architect to the meeting to answer questions.

Roll Call Vote

Julian- yes

Coath- yes

Plummer - yes

Petersen - yes

Troy - yes

O'Donnell – yes

Motion carried.

ARC 05-18 Sunrise Assisted Living, 550 West Northwest Highway (Non-Historic)
Petitioner: William Graft, attorney for the petitioner

The petitioner requests final approval of the plan for a new building, parking, fencing and landscaping for the proposed development.

Mr. Graft explained that the petitioner has met with Ms. Matteson, the neighbor immediately to the north of the project, and has agreed to add fencing and nine additional evergreen trees to further shield the garbage enclosure. He distributed drawings of the fencing and trees to be added.

Mr. Julian asked for the staff report.

Staff noted that all ARC comments from the previous meeting had been satisfactorily addressed, except the issue of raising the cornice height of the porch. It appeared that the roof height of the porch had been raised, but not the cornice.

The ARC and petitioner discussed the issue, and the petitioner indicated that the choice is between a higher porch cornice or a steeper (taller) porch roof, and that the petitioner is comfortable with whichever direction is given by the ARC.

The ARC discussed the matter and the members were polled. The majority of the members felt the cornice height should be raised instead of the roof height.

The ARC noted the following further refinements to the plans:

- Add 5-inch crown to the rake cornice.

- The porch lintel is too wide for its columns. The petitioner shall attempt to reduce its width and show its calculations to staff.
- Bring the gutters completely across the gable ends.
- Replace the straight bevel piece at the cornice detail with a true crown, for both the eave and gable detail drawings.
- For the fence, use 1x6 vertical “shadow box” style. The fence shall be located entirely on the Sunrise property.
- The nine additional evergreen trees shall be located entirely on the Matteson property, at locations approved by Ms. Matteson.

Motion by Mr. Petersen to recommend approval of ARC 05-28 subject to the conditions above. Mr. Coath seconded the motion.

Roll Call Vote

Julian- yes

Coath- yes

Plummer - yes

Petersen - yes

Troy - yes

O'Donnell – yes

Motion carried.

New Business

ARC 05-25 Sagehorn Residence, 635 South Cook Street (Preliminary Meeting - Historic)

Petitioner: Sheri Sagehorn, Owner

Ms. Sagehorn explained that they plan to add a second-story rear addition to the residence, and relocate and add to the existing one-car garage.

The ARC reviewed the preliminary plans and discussed the project with the petitioner. The ARC provided the following direction:

- For the front steps, concrete is okay for new steps.
- The proposed sawn wood shingles for the addition are appropriate.
- No aluminum siding is permitted on the addition or any new construction.
- The petitioner is encouraged to remove the existing aluminum siding.
- Provide details of trim installations.
- Provide details of intersection of existing and additions for both house and garage
- Provide roofing, window, siding and trim material samples.

Staff noted that the case has already had a legal notice published for the October 28, 2005 ARC meeting. The petitioner anticipates having all final materials ready for that meeting.

120 Harrison: Stairway repairs (no ARC case; petitioner seeking direction)

Mr. Joseph Di Iorio, contractor, discussed with the ARC appropriate styles and methodology for adding a handrail to the existing block and stone steps at the building.

The ARC provided direction that a wrought iron railing with lambs-tongue ends would be simple and appropriate for this address. Staff can administratively review a proposal that incorporates this direction.

Approval of the Minutes

The Commission made corrections to the minutes of July 28, 2005 and September 22, 2005.

Motion by Mr. Petersen to approve the July 28, 2005 and September 22, 2005 minutes with the modifications.
Ms. Plummer seconded the motion.

Roll Call Vote

Julian- yes

Coath- yes

Plummer - yes

Petersen - yes

Troy - yes

O'Donnell – yes

Motion carried.

Adjournment

Motion by Ms. Plummer to adjourn the meeting. Ms. Troy seconded the motion.

Roll Call Vote

Julian- yes

Coath- yes

Plummer - yes

Petersen - yes

Troy - yes

O'Donnell – yes

The meeting was adjourned at 10:20 p.m.

Respectfully submitted,

Jim Wallace

Director of Building and Planning

John Julian III, Chairperson
Architectural Review Commission